



General Assembly

**Substitute Bill No. 97**

*February Session, 2002*

**AN ACT CONCERNING RENTAL SUBSIDY SUCCESS, RENTAL ASSISTANCE CERTIFICATES FOR CERTAIN DISABLED PERSONS AND EXPANSION OF THE BEYOND SHELTER INITIATIVE.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. Section 17b-802 of the general statutes, as amended by  
2       section 32 of public act 01-2 of the June special session and section 129  
3       of public act 01-9 of the June special session, is repealed and the  
4       following is substituted in lieu thereof (*Effective July 1, 2002*):

5       (a) The Commissioner of Social Services shall establish, within  
6       available appropriations, and administer a security deposit guarantee  
7       program for persons who (1) (A) are recipients of temporary family  
8       assistance, aid under the state supplement program, state-  
9       administered general assistance or general assistance, [and to persons  
10      who] or (B) have a documented showing of financial need, and (2) (A)  
11      are residing in emergency shelters or other emergency housing, [or  
12      who] cannot remain in permanent housing due to any reason specified  
13      in subsection (a) of section 17b-808, or [is] are served a notice to quit in  
14      a summary process action instituted pursuant to chapter 832, (B) have  
15      a rental assistance program or federal section 8 certificate or voucher,  
16      or (C) are otherwise unable to afford the security deposit required by  
17      the landlord. Under such program, the Commissioner of Social  
18      Services may provide security deposit guarantees for use by such  
19      persons in lieu of a security deposit on a rental dwelling unit. Eligible

20 persons may receive a security deposit guarantee in an amount not to  
21 exceed the equivalent of two months' rent on such rental unit. No  
22 person may apply for and receive a security deposit guarantee more  
23 than once in any eighteen-month period without the express  
24 authorization of the Commissioner of Social Services, except as  
25 provided in subsection (b) of this section.

26 (b) In the case of any person who qualifies for a guarantee, the  
27 Commissioner of Social Services, or any emergency shelter under  
28 contract with the Department of Social Services to assist in the  
29 administration of the security deposit guarantee program established  
30 pursuant to subsection (a) of this section, may execute a written  
31 agreement to pay the landlord for any damages suffered by the  
32 landlord due to the tenant's failure to comply with such tenant's  
33 obligations as defined in section 47a-21, provided the amount of any  
34 such payment shall not exceed the amount of the requested security  
35 deposit. Notwithstanding the provisions of subsection (a) of this  
36 section, if a person who has previously received a grant for a security  
37 deposit or a security deposit guarantee becomes eligible for a  
38 subsequent security deposit guarantee within eighteen months after a  
39 claim has been paid on a prior security deposit guarantee, such person  
40 may receive a security deposit guarantee. The amount of the  
41 subsequent security deposit guarantee for which such person would  
42 otherwise have been eligible shall be reduced by (1) any amount of a  
43 previous grant which has not been returned to the department  
44 pursuant to section 47a-21, or (2) the amount of any payment made to  
45 the landlord for damages pursuant to this subsection.

46 (c) Any payment made pursuant to this section to any person  
47 receiving temporary family assistance, aid under the state supplement  
48 program, general assistance or state-administered general assistance  
49 shall not be deducted from the amount of assistance to which the  
50 recipient would otherwise be entitled.

51 (d) On and after July 1, 2000, no special need or special benefit  
52 payments shall be made by the commissioner for security deposits

53 from the temporary family assistance, state supplement, state-  
54 administered general assistance or general assistance programs.

55 (e) The Commissioner of Social Services may, within available  
56 appropriations, on a case-by-case basis, provide a security deposit  
57 grant to a person [residing in an emergency shelter or other emergency  
58 housing or to a person who cannot remain in permanent housing due  
59 to any reason specified in subsection (a) of section 17b-808 or is served  
60 of a notice to quit in a summary process action instituted pursuant to  
61 chapter 832] eligible for the security deposit guarantee program  
62 established under subsection (a) of this section, in an amount not to  
63 exceed the equivalent of one month's rent on such rental unit provided  
64 the commissioner determines that emergency circumstances exist  
65 which threaten the health, safety or welfare of a child who resides with  
66 such person. Such person shall not be eligible for more than one such  
67 grant without the authorization of said commissioner. Nothing in this  
68 section shall preclude the approval of such one-month security deposit  
69 grant in conjunction with a one-month security deposit guarantee.

70 (f) The Commissioner of Social Services may provide a security  
71 deposit grant to a person receiving such grant through any emergency  
72 shelter under an existing contract with the Department of Social  
73 Services to assist in the administration of the security deposit program,  
74 but in no event shall a payment be authorized after October 1, 2000.  
75 Nothing in this section shall preclude the commissioner from entering  
76 into a contract with one or more emergency shelters for the purpose of  
77 issuing security deposit guarantees.

78 (g) The Commissioner of Social Services shall adopt regulations, in  
79 accordance with the provisions of chapter 54, to administer the  
80 program established pursuant to this section and to set eligibility  
81 criteria for the program, but may implement the program until January  
82 1, 2002, while in the process of adopting such regulations provided  
83 notice of intent to adopt the regulations is published in the Connecticut  
84 Law Journal within twenty days after implementation.

85       Sec. 2. (NEW) (*Effective July 1, 2002*) The Commissioner of Social  
86 Services shall establish a program to provide recipients of state and  
87 federal rental subsidies with housing search assistance services.

88       Sec. 3. (NEW) (*Effective July 1, 2002*) The Commissioner of Social  
89 Services shall implement and administer a program of rental assistance  
90 for physically or mentally disabled persons who are residing in, or on  
91 a waiting list for, housing projects administered by housing authorities  
92 for elderly persons. The commissioner shall allocate such assistance to  
93 housing authorities, based on the number of housing units  
94 administered by the authorities. The authorities shall provide rental  
95 assistance certificates to such disabled persons, who shall use the  
96 certificates for privately-owned rental housing. Said program shall be a  
97 component of the program for rental assistance established under  
98 section 17b-812 of the general statutes.

99       Sec. 4. (*Effective July 1, 2002*) The sum of five hundred thousand  
100 dollars is appropriated to the Department of Social Services, from the  
101 General Fund, for the fiscal year ending June 30, 2003, for the purposes  
102 of section 2 of this act.

103       Sec. 5. (*Effective July 1, 2002*) The sum of five hundred thousand  
104 dollars is appropriated to the Department of Social Services, from the  
105 General Fund, for the fiscal year ending June 30, 2003, for the purposes  
106 of section 3 of this act.

107       Sec. 6. (*Effective July 1, 2002*) The sum of two hundred thousand  
108 dollars is appropriated to the Department of Social Services, from the  
109 General Fund, for the fiscal year ending June 30, 2003, for the purpose  
110 of providing a grant to the Connecticut Fair Housing Center, Inc. for  
111 the provision of fair housing discrimination testing and education  
112 services.

113       Sec. 7. (*Effective July 1, 2002*) The appropriation to the Department of  
114 Social Services, from the General Fund, for the fiscal year ending June  
115 30, 2003, shall be increased by two hundred fifty thousand dollars to  
116 expand the Beyond Shelter program for the purpose of providing

117 follow-up services to households leaving homeless shelters and  
118 transitional living programs.

119       Sec. 8. (*Effective July 1, 2002*) The appropriation to the Department of  
120 Social Services, from the General Fund, for the fiscal year ending June  
121 30, 2003, shall be increased by six hundred fifty thousand dollars to  
122 provide rental subsidies to one hundred households leaving homeless  
123 shelters and transitional living programs and receiving services  
124 through the Beyond Shelter program.

This act shall take effect as follows:	
Section 1	<i>July 1, 2002</i>
Sec. 2	<i>July 1, 2002</i>
Sec. 3	<i>July 1, 2002</i>
Sec. 4	<i>July 1, 2002</i>
Sec. 5	<i>July 1, 2002</i>
Sec. 6	<i>July 1, 2002</i>
Sec. 7	<i>July 1, 2002</i>
Sec. 8	<i>July 1, 2002</i>

<b>HSG</b>	<i>Joint Favorable Subst. C/R</i>	PD
<b>PD</b>	<i>Joint Favorable C/R</i>	APP